

STAFF REPORT
Meeting Date: October 19, 2005
CONSENT

Agenda Item 7

**LAFCO CASE
NAME & NO:**

LAFCO 05-18 City of Camarillo Reorganization – Jet-Ski Land
Development No. 8

PROPOSAL:

To annex to the City of Camarillo and the Camarillo Sanitary District
one legal lot with a street address of 1391 Las Posas Road
(Assessor Parcel No. 158-0-010-280), and to detach the same lot
from the Ventura County Resource Conservation District for the
purpose of providing City and District sanitary services.

SIZE:

Approximately 3.01 acres

LOCATION:

The proposal area is located north of Las Posas Road
approximately 100 feet west of Glenbrook Avenue and at the
easterly terminus of Cordova Street in the Camarillo area. It is
within the Sphere of Influence of both the City of Camarillo and the
Camarillo Sanitary District.

PROPONENT:

City of Camarillo and Camarillo Sanitary District by resolution.

NOTICE:

This matter has been noticed as prescribed by law.

ASSESSOR'S PARCEL INFORMATION:

158-0-010-280

COMMISSIONERS AND STAFF

COUNTY:

Linda Parks, Vice Chair
Kathy Long
Alternate:
Steve Bennett

CITY:

Don Waunch
John Zaragoza
Alternate:
Janice Parvin

SPECIAL DISTRICT:

Dick Richardson, Chair
Ted Grandsen
Alternate:
George Lange

PUBLIC:

Kenneth M. Hess

Alternate:
Louis Cunningham

EXECUTIVE OFFICER:

Everett Millais

LAFCO ANALYST:

Kim Uhlich

OFFICE MANAGER/CLERK:

Debbie Schubert

LEGAL COUNSEL:

Leroy Smith

RECOMMENDATIONS

- A. Certify that the Commission has reviewed and considered the information contained in the Mitigated Negative Declaration (2005-6) for Annexation 103/CZ-292/TT 5549, Jet Ski Land Development #8 prepared by the City of Camarillo as lead agency, dated June 13, 2005, and adopt the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program for the Reorganization proposal.
- B. Adopt the attached resolution (LAFCO 05-18) making determinations and approving the City of Camarillo Reorganization – Jet Ski Land Development No. 8 (Attachment 2).

GENERAL ANALYSIS

1. Land Use

Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	2 Single Family Dwellings, avocado orchard, accessory outbuildings. These structures will be demolished and the land cleared to allow the proposed development described below.	County: R 1-8,000 sq ft (Urban Residential, 8,000 sq. ft. min. lot area) City: NA	County: Existing Community Urban Reserve City: Low Density Residential
Proposed	The City of Camarillo has approved a pre-zone proposal and tentative tract map for development of a 12-lot residential subdivision.	County: NA City: Pre zoned to R-1 (Single Family Residential)	County: NA City: Low Density Residential

Conformity with Plans

The proposal area is within the Sphere of Influence of the City of Camarillo and the Camarillo Sanitary District. The pre-zoning designation and proposed residential use for the proposals area are consistent with the City of Camarillo's existing Low Density Residential general plan designation. The proposal area is located within the CURB boundaries of the City of Camarillo.

Surrounding Land Uses and Zoning and General Plan Designations

The proposal area is surrounded by existing urban development. The parcels to the north and west, which are in the unincorporated area, are developed with single family residences. The parcels to the east are within the City and are developed with single family residences. Across Las Posas Road to the south the area is developed with an office building and a church.

The City's pre-zoning designation and the intended residential use of the proposal area reflects the same single-family residential characteristics as that of the current land uses and zoning for the immediately surrounding properties. The current City's Low Density Residential general plan designation for the proposal area will remain unchanged. Therefore, the zoning, land use and general plan designations for the proposal area would be consistent with those of the surrounding land uses.

Topography, Natural Features and Drainage

The proposal area is located within the developed core of the City. The lot comprising the proposal area has a slope of approximately zero to five percent and drains to adjacent streets. There are no significant natural features within the proposal area.

2. Impact on Prime Agricultural Land, Agriculture, and Open Space

Agricultural Land and Agriculture

The proposal area is located in an urban area developed with two existing single family residences, a small avocado orchard and ancillary outbuildings. There are no commercial agricultural uses in the proposal area, or in the surrounding area. The proposal area is not subject to a Land Conservation Act contract, a Farmland Security Zone agreement or subject to a greenbelt agreement.

Open Space

The proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560.

3. Population

According to the County of Ventura Registrar of Voters, there are no voters in the proposal area. As such, the proposal area is considered to be uninhabited under the provisions of LAFCO law relating to protest proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability

Service provision will be:

City of Camarillo

Upon the completion of proceedings and development of the new tract, the City has represented that the full range of City services, including drainage and street maintenance will be provided. There will be no change in providers of fire protection/paramedic or recreation services, currently undertaken by the Ventura County Fire Protection District and the Pleasant Valley Recreation and Park District, respectively. Under contract with the City, the Ventura County Sheriff's Department will provide police services upon annexation.

City utility services will be paid for through connection fees and user charges. Other City services may be funded through a combination of taxes, fees, grants and other revenues.

Camarillo Sanitary District

Upon the completion of proceedings and development of the new tract, the Sanitary District has represented that each lot will be able to connect to the District's sanitary sewer system and that District services can be extended immediately upon request of the property owners. The developer will be required to finance all necessary improvements and connections to the District's facilities. On-going maintenance and operational costs will be financed by residential user fees.

Other Services

There will be no change in water service. Calleguas Municipal Water District wholesales State Water Project water to Pleasant Valley Mutual Water Company that currently provides retail water to the proposal area.

The proposal area is in the Pleasant Valley School District (grades K - 8) and the Oxnard Union High School District (grades 9 – 12). According to the Mitigated Negative Declaration prepared by the City, there is sufficient classroom space to serve the proposal area after it is developed.

5. Boundaries and Lines of Assessment

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The maps and legal descriptions for this proposal received from the proponent have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation of a certificate of completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

6. Assessed Value, Tax Rates and Indebtedness

The parcel is presently within tax rate area 75003. The assessed land value of each lot per the 2003-2004 tax roll is \$75,273.00. Upon completion of this reorganization the parcels will be assigned to a new tax rate area.

7. Environmental Impact of the Proposal

The City of Camarillo is the lead agency for this proposal under CEQA and prepared a Mitigated Negative Declaration (MND 2005-6: Annexation 103/CZ-292/TT-5549, Jet Ski) (Attachment 3). The City certified the MND on June 8, 2005 and adopted the mitigation measures proposed in the MND and a mitigation monitoring plan to lessen the environmental impacts so that they could be considered less than significant (Attachment 4) (Mitigation Monitoring Plan included within MND, Attachment 3). It is recommended that the Commission adopt the City's mitigation measures for impacts associated with geology/soils and noise.

8. Regional Housing Needs

According to the California Housing and Community Development Department the City of Camarillo adopted an updated General Plan Housing Element on November 19, 2003 and completed State review for compliance on December 16, 2003. The proposal is for a reorganization of a fully developed area into the City of Camarillo and the Camarillo Sanitary District. As such, the proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

9. Landowner and Annexing Agency Consent

The City of Camarillo has represented that the landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

BY:

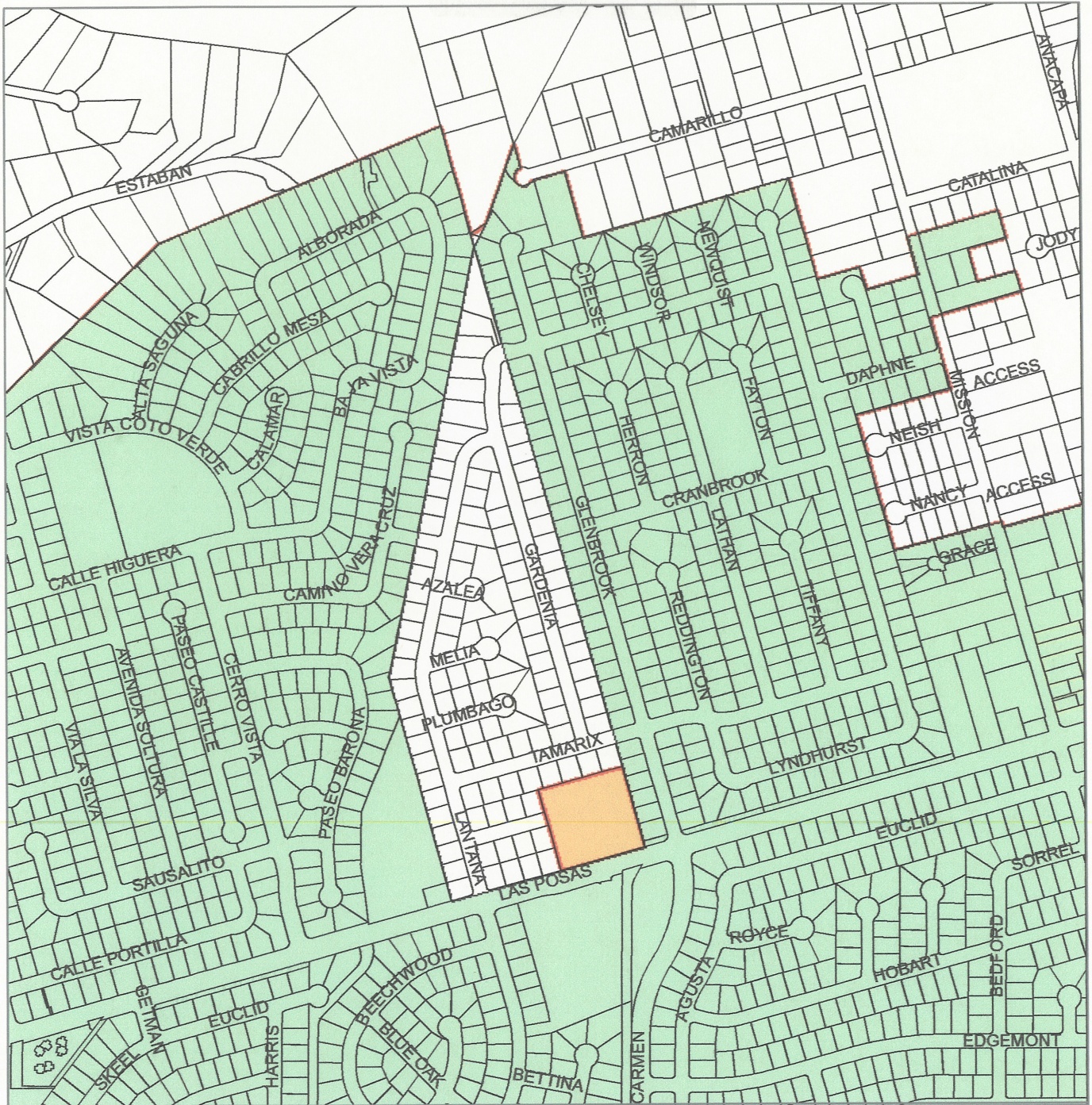

Kim Ulrich, Senior Analyst

Attachments:

- (1) Vicinity Map
- (2) LAFCO 05-18 Resolution
- (3) City of Camarillo Mitigated Negative Declaration No. 2005-6 for Annexation 103/CZ-292/TT-5549, Jet Ski
- (4) Resolution No. 2005-81 Approving Mitigated Negative Declaration No. 2005-6

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City of Camarillo Reorganization – Jet Ski
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ATTACHMENT 1



Ventura LAFCO Vicinity Map

LAFCO 05-18 City of Camarillo Reorganization -
Jet Ski Land Development No. 8

Legend

- City of Camarillo
- Camarillo Sanitary District Boundary
- Jet_Ski_Land_Development_No._8_Reorganization_Area



0 300 600 1,200 Feet

ATTACHMENT 2

LAFCO 05-18

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF CAMARILLO REORGANIZATION – JET SKI LAND DEVELOPMENT NO. 8; ANNEXATION TO THE CITY OF CAMARILLO; ANNEXATION TO THE CAMARILLO SANITARY DISTRICT; DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the proposal as required by law; and

WHEREAS, the proposal was duly considered on October 19, 2005; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Camarillo and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated October 19, 2005, is adopted.
- (2) The Reorganization, consisting of an annexation to the City of Camarillo and to the Camarillo Sanitary District and a detachment from the Ventura County

Resource Conservation District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.

- (3) The affected territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-18 CITY OF CAMARILLO REORGANIZATION - JET SKI LAND DEVELOPMENT NO. 8.**
- (5) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration prepared by the City of Camarillo as lead agency, and adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program [CEQA Guidelines §15074 and §15097].
- (6) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15075 and §15096(i).
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This change of reorganization shall not be recorded until all LAFCO fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**

This resolution was adopted on October 19, 2005.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Camarillo
Camarillo Sanitary District
Ventura County Resource Conservation District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters

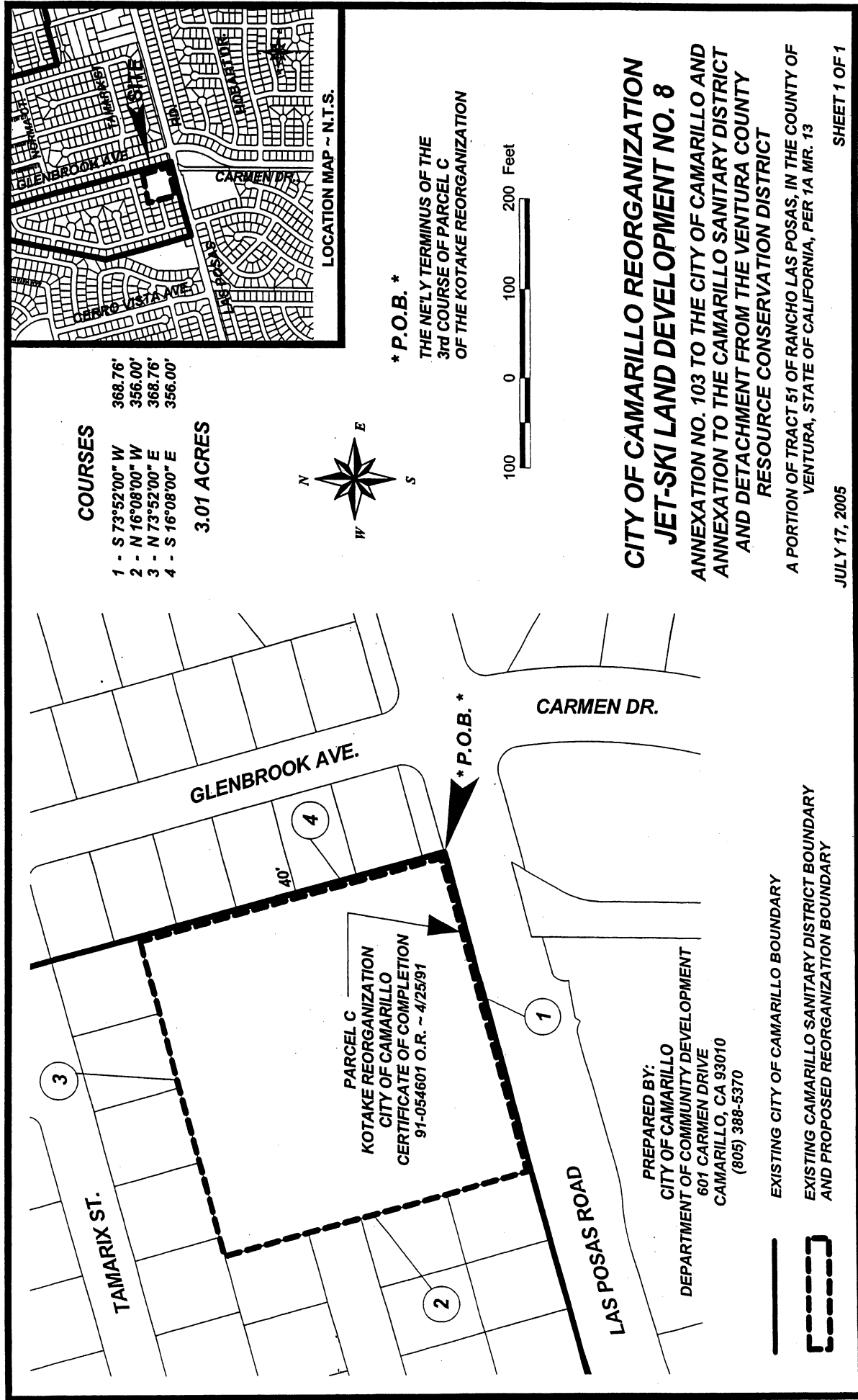
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rando*

Date: 9-8-05

05-18

EXHIBIT A



**CITY OF CAMARILLO REORGANIZATION
JET-SKI LAND DEVELOPMENT NO. 8**

ANNEXATION NO. 103 TO THE CITY OF CAMARILLO AND
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT
AND DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT

A PORTION OF TRACT 51 OF RANCHO LAS POSAS, IN THE COUNTY OF
VENTURA, STATE OF CALIFORNIA, PER 1A MR. 13

JULY 17, 2005

SHEET 1 OF 1

**CITY OF CAMARILLO REORGANIZATION
JET-SKI LAND DEVELOPMENT NO. 8
ANNEXATION NO. 103 TO THE CITY OF CAMARILLO AND
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT
AND DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT**

05-18

EXHIBIT A

That portion of Tract 51 of Rancho Las Posas, in the County of Ventura, State of California, as said Tract 51 is shown on the map recorded in the Office of the County Recorder of said County, in Book 1A, Page 13 of Miscellaneous Records and described as follows:

Beginning at a point in the north line of Las Posas Avenue, said point being the northeasterly terminus of the 3rd course of Parcel C of the Kotake Reorganization to the City of Camarillo, as shown and described in the Certificate of Completion recorded on April 25, 1991, in the Office of said County Recorder as Document No. 91-054601 of Official Records, said point also being in the existing boundary of the Camarillo Sanitary District; thence, along the existing boundary of said City of Camarillo by the following course and along the existing boundary of said Camarillo Sanitary District by the following four courses:

- 1st - South 73°52'00" West 368.76 feet; thence, leaving said City of Camarillo boundary,
- 2nd - North 16°08'00" West 356.00 feet; thence,
- 3rd - North 73°52'00" East 368.76 feet to the existing boundary of said City of Camarillo; thence, along said City boundary,
- 4th - South 16°08'00" East 356.00 feet to the point of beginning and containing 3.01 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawls*

Date: *9-8-05*